



ORDINANCE 20-02

An Ordinance Repealing and Replacing Chapter 102, Building Standards, of the Code of the City of Harrington to Adopt the 2018 International Building and Residential Codes

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HARRINGTON IN COUNCIL MET:

Section 1. That Chapter 102 shall be amended by deleting the existing chapter and substituting in lieu thereof the following:

Chapter 102, Building Standards

Article I. Adoption of Building Standards.

§ 102-1. Adoption of International Building Code.

That a certain document, two copies of which are on file in the office of the Clerk of Council of the City of Harrington, being marked and designated as the *International Building Code*, 2018 edition, be and is hereby adopted as the Building Code of the City of Harrington for regulating and governing the conditions and maintenance of all property, buildings, and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building Code on file in the office of the City of Harrington and hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, if any, prescribed in § 102-2, Revisions.

§ 102-2. Revisions.

The following sections are hereby revised:

A. Section 903.2.8 Group R. Modify language to read:

An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area, except Group R-3 one and two family, detached and semi-detached buildings, with a separate means of egress.

Automatic Sprinkler system. Group R-3 occupancies defined and regulated by the International Residential Code as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress per dwelling, are exempt from the requirement to install an automatic fire sprinkler system. Group R-1, R-2, R-3, R-4 dwelling units and sleeping units located within and a part of mixed-use commercial buildings and regulated by the International Building Code are not exempted from the Group R sprinkler requirement.

Congregate living facilities, such as boarding houses, lodging houses, care facilities, dormitories, fraternities, sororities, apartment houses of two or more units classified as R-3 and mixed-use occupancy buildings containing any Group R with any other occupancy use are not exempted from the automatic sprinkler requirement.

B. Appendix E, Supplementary Accessibility Requirements, is hereby adopted.

Article II. Adoption of Residential Standards.

§ 102-3. Adoption of International Residential Code.

That a certain document, two copies of which are on file in the office of the Clerk of Council of the City of Harrington, being marked and designated as the *International Residential Code*, 2018 edition, be and is hereby adopted as the Residential Code of the City of Harrington for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Residential Code on file in the office of the City of Harrington and hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions, and changes, if any, prescribed in § 102-4, Revisions.

§ 102-4. Revisions.

The following sections are hereby revised:

A. Section 301.2 (Climate and geographic design criteria). Fill in chart as follows:

Ground snow load	25
Wind Design	
Speed (mph)(V_{asd}/V_{ult})	89/115 3-second gust
Topographic effects	No
Special Wind Region	No
Seismic Design Category	A
Subject to Damage From	

Weathering	Severe
Frost line depth	24"
Termite	Moderate to heavy
Winter Design Temp	14 deg. F
Ice barrier underlayment required	No
Flood Hazards	June 1, 1977
Air freezing index	250
Mean Annual Temp.	55.7
Assumed soil bearing	2000 psf
Elevation	30'
Latitude	N3854
Winter Heating	18°F
Summer Cooling	90°F
Altitude Correction Factor	N/A
Indoor Design Temp.	72°F
Design Temp. Cooling	75°F
Heating Temp. Difference	54°F
Cooling Temp. Difference	15°F
Wind Velocity Heating	N/A
Wind Velocity Cooling	N/A
Daily Range	L
Winter Humidity	50%
Summer Humidity	50%

- B. Section 311.7.5 is revised by deleting the section in its entirety and substituting the following:

311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. 8¼inches (209.6 mm).

R311.7.5.2 Treads. 9 inches (229 mm).

- C. Section 313 Automatic Fire Sprinkler systems is revised by deleting the section in its entirety.
- D. Add Section 614 Pole Buildings. Refer to current adopted Kent County Supplement to the 2012 International Building Code and 2012 International Residential Code.
- E. Add Section 615 Pole Buildings. Refer to current adopted Kent County Supplement to the 2012 International Building Code and 2012 International Residential Code.

- F. Add Section 616 Pole Buildings. Refer to current adopted Kent County Supplement to the 2012 International Building Code and 2012 International Residential Code.
- G. Add Section 617 Pole Buildings. Refer to current adopted Kent County Supplement to the 2012 International Building Code and 2012 International Residential Code.
- H. Chapter 11, Energy Efficiency, is revised by deleting the chapter in its entirety and referring to the currently adopted Delaware State Energy Code.
- I. Part V – Mechanical (Chapters 12 through 23). Deleted in their entirety by way of DE Title 24, Chapter 1806. This reference adopts the 2015 IPC, IMC and IFGC for all installations in the State of Delaware.
- J. Part VI – Fuel Gas (Chapter 24). Deleted in its entirety by way of DE Title 24, Chapter 1806. This reference adopts the 2015 IPC, IMC and IFGC for all installations in the State of Delaware.
- K. Part VII – Plumbing (Chapters 25 through 33). Deleted in their entirety by way of DE Title 24, Chapter 1806. This reference adopts the 2015 IPC, IMC and IFGC for all installations in the State of Delaware.
- L. Part VIII – Electrical (Chapters 34 through 43). Deleted in their entirety; refer to current adopted State Electrical Code by way of the Office of the State Fire Marshal.
- M. Appendix M, Home Day Care – R-3 Occupancy is hereby adopted.
- N. Appendix Q, Tiny Houses is hereby adopted.

Repealer. All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Effective Date. The Clerk of Council shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take effect and be in force from and after its approval by Council.

SO ORDAINED by the majority of Council Members present at a regular session of Harrington City Council, to be effective upon signing.


Duane E. Bivans, Mayor

Attest: 
Kelly Blanchies, Clerk of Council

Date of Adoption: October 19, 2020

SYNOPSIS

This Ordinance replaces Chapter 102, Building Standards, to adopt the 2018 International Building and Residential Codes and inserts information specific to Harrington. This replaces the previously adopted 2012 editions of the International Building and Residential Codes.

First Reading: October 5, 2020
Public Hearing: October 19, 2020
Second Reading: October 19, 2020